

# **Audit**



# **Report**

OFFICE OF THE INSPECTOR GENERAL

**DEFENSE BASE REALIGNMENT AND CLOSURE  
BUDGET DATA FOR CLOSING NAVAL STATION  
CHARLESTON, SOUTH CAROLINA, AND REALIGNING  
PROJECTS AT VARIOUS SITES**

Report No. 95-150

March 15, 1995

**Department of Defense**

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### **Acronyms**

BRAC	Base Realignment and Closure
COBRA	Cost of Base Realignment Actions
MILCON	Military Construction
MRD	Mine Recovery Department
NS	Naval Station

## Office of the Inspector General, DoD

**Report No. 95-150**

(Project No. 4CG-5008.17)

**March 15, 1995**

### **DEFENSE BASE REALIGNMENT AND CLOSURE BUDGET DATA FOR CLOSING NAVAL STATION CHARLESTON, SOUTH CAROLINA, AND REALIGNING PROJECTS AT VARIOUS SITES**

#### **EXECUTIVE SUMMARY**

**Introduction.** Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991, directs the Secretary of Defense to ensure that the amount of the authorization that DoD requested for each military construction project associated with base realignment and closure does not exceed the original estimated cost provided to the Commission on Defense Base Closure and Realignment (the Commission). If the requested budget amounts exceed the original project cost estimates provided to the Commission, the Secretary of Defense is required to explain to Congress the reasons for the differences. The Inspector General, DoD, is required to review each base realignment and closure military construction project for which a significant difference exists from the original cost estimate and to provide the results of the review to the congressional Defense committees. This report is one in a series of reports about FYs 1994 and 1995 base realignment and closure military construction costs.

**Objectives.** The overall audit objective was to determine the accuracy of Defense base realignment and closure military construction budget data. The specific objectives were to determine whether the proposed projects were valid base realignment and closure requirements, whether the decision for military construction was supported with required documentation including an economic analysis, and whether the analysis considered existing facilities. The audit also evaluated the implementation of the DoD Internal Management Control Program and assessed the adequacy of applicable internal controls.

This report provides the results of the audit of five projects, valued at \$7.4 million, related to the closure of Naval Station Charleston, South Carolina, and the realignment of dedicated personnel and equipment to Naval Weapons Station Charleston, South Carolina; Naval Submarine Base Kings Bay, Georgia; and Naval Security Group Activity Northwest, Chesapeake, Virginia.

**Audit Results.** The five initial projects were valid and supported with documented requirements. However, planning officials did not decrease the funding for project P-054T, "Mine Recovery Operations and Support Facility," to correspond with changes in realignment decisions for the Mobile Mine Assembly Group, Unit 11 (Unit 11), Naval Station Annex Charleston. Therefore, the base realignment and closure funding for project P-054T was originally overstated by \$906,000. However, since the issuance of the draft report, the Navy decided to relocate all functions for the Mobile Mine Assembly Group to the Naval Weapons Station Charleston. As a result, funding for project P-054T should be reduced by \$377,000. See the finding in Part II for details.

**Internal Controls.** No material internal control weaknesses were identified during our examination of the documentation used to support the requirements for the five projects. Because the requesting activities based the projects on valid requirements, we did not test the adequacy of internal controls as implemented by the Commander In Chief, Atlantic Fleet. See Part I for the internal controls assessed.

**Potential Benefits of Audit.** Implementation of the recommendations will allow the Navy to put to better use \$377,000 of base realignment and closure military construction funds. Appendix D summarizes the potential benefits resulting from audit.

**Summary of Recommendations.** We recommend that the Commander, Mobile Mine Assembly Group, revise and resubmit project P-054T to reflect only the cost of renovating the existing facilities at the Naval Weapons Station Charleston for the realignment of the Mobile Mine Assembly Group, Mine Recovery Department. We also recommend that the Comptroller of the Navy reduce the base realignment and closure military construction funding for project P-054T.

**Management Comments.** The Navy agreed to revise project P-054T to reflect only the valid cost for relocating the Mine Recovery Department and partially concurred to reduce funding for project P-054T. The Navy stated that a recent Air Force decision regarding land use at Charleston Air Force Base, South Carolina, caused the Navy to reevaluate the plan to leave Unit 11 at the Naval Station Annex Charleston. As a result, the Navy revised the scope of project P-054T to provide a facility for Unit 11 at the Naval Weapons Station Charleston, and reduced the project costs by \$377,000. A summary of managements comments is at the end of the finding in Part II. The complete text of management comments is in Part IV.

**Audit Response.** Because of the Navy comments, the recommendation to reduce project funding by \$906,000 was changed to \$377,000. Accordingly, monetary benefits in Appendix D of this report were also reduced. The action proposed by the Navy met the intent of the recommendations and no additional comments are required.

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## **Part I - Introduction**

## Background

**Initial Recommendations of the Commission on Defense Base Closure and Realignment.** On May 3, 1988, the Secretary of Defense chartered the Commission on Defense Base Closure and Realignment (the Commission) to recommend military installations for realignment and closure. Using cost estimates provided by the Military Departments, the Commission recommended 59 base realignments and 86 base closures. On October 24, 1988, Congress passed, and the President signed, Public Law 100-526, "Defense Authorization Amendments and Base Closure and Realignment Act," which enacted the Commission's recommendations. Public Law 100-526 also established the DoD Base Closure Account to fund any necessary facility renovation or military construction (MILCON) projects associated with base realignments and closures (BRAC).

**Subsequent Commission Requirements and Recommendations.** Public Law 101-510, "Defense Base Closure and Realignment Act of 1990," November 5, 1990, reestablished the Commission. Public Law 101-510 chartered the Commission to meet during calendar years 1991, 1993, and 1995 to verify that the process for realigning and closing military installations was timely and independent. The law also stipulated that realignment and closure actions must be completed within 6 years after the President transmits the recommendations to Congress.

The 1991 Commission recommended that 34 bases be closed and 48 bases be realigned, resulting in an estimated net savings of \$2.3 billion during FYs 1992 through 1997, after a one-time cost of \$4.1 billion. The 1993 Commission recommended closing 130 bases and realigning 45 bases, resulting in an estimated net savings of \$3.8 billion during FYs 1994 through 1999, after a one-time cost of \$7.4 billion.

**Military Department BRAC Cost-Estimating Process.** To develop cost estimates for the Commission, the Military Departments used the Cost of Base Realignment Actions computer model (COBRA). COBRA uses standard cost factors to convert the suggested BRAC options into dollar values to provide a way to compare the different options. After the President and Congress approve the BRAC actions, DoD realigning activity officials prepare DD Form 1391, "FY 1994 Military Construction Project Data," for individual MILCON projects required to accomplish the realigning actions. COBRA provides cost estimates as a realignment and closure package for a particular realigning or closing base. The DD Form 1391 provides specific cost estimates for an individual BRAC MILCON project.

**Required Defense Reviews of BRAC Estimates.** Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991, states that the Secretary of Defense shall ensure that the authorization amount that DoD requests for each MILCON project associated with BRAC actions does not exceed the original estimated cost provided to the Commission. If the requested budget amounts exceed the original project cost estimates provided to the Commission, the Secretary of Defense is required to

explain to Congress the reasons for the differences. Also, Public Law 102-190 prescribes that the Inspector General, DoD, must evaluate significant increases in MILCON project costs over the estimated costs provided to the Commission and send a report to the congressional Defense committees.

## Objectives

The overall audit objective was to determine the accuracy of Defense BRAC MILCON budget data. The specific objectives were to determine whether the proposed projects were valid BRAC requirements, whether the decision for MILCON was supported with required documentation including an economic analysis, and whether the economic analysis considered existing facilities. The audit also evaluated the implementation of the DoD Internal Management Control Program and assessed the adequacy of applicable internal controls.

## Scope and Methodology

**Limitations to Overall Audit Scope.** COBRA develops cost estimates as a BRAC package for a particular realigning or closing base and does not develop estimates by individual BRAC MILCON project. Therefore, we were unable to determine the amount of cost increases for each individual BRAC MILCON project.

**Overall Audit Selection Process.** We compared the total COBRA cost estimates for each BRAC package with the Military Departments' and the Defense Logistics Agency's FYs 1994 through 1999 BRAC MILCON \$2.6 billion budget submission. We selected BRAC packages for which:

- the package had an increase of more than 10 percent from the total COBRA cost estimates to the current total package budget estimates or
- the submitted FYs 1994 and 1995 budget estimates were more than \$21 million.

**Specific Audit Limitations for This Audit.** The closure of Naval Station (NS) Charleston, South Carolina, resulted in the realignment of dedicated personnel, equipment, and support services to the Naval Weapons Station Charleston, South Carolina; Naval Submarine Base Kings Bay, Georgia; Naval Security Group Activity Northwest, Chesapeake, Virginia; and NS Ingleside, Texas. The projects at NS Ingleside are discussed in a separate Inspector General, DoD, Report No. 95-037, "Realignment of the Fleet and Mine Warfare Training Center from Naval Station Charleston, South Carolina, to Naval Station Ingleside, Texas," November 23, 1994. Eight BRAC MILCON projects, valued at \$26.4 million, were initially proposed to accomplish the closure of NS Charleston and realignment of personnel and equipment;



## Introduction

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however, projects P-049T, "Mine Warfare Training School," and P-045T, "Training Facility," for NS Ingleside were combined and discussed in Inspector General, DoD, Report No. 95-037, which also discusses project P-401T, "Advanced Fire Fighting Training Facility." See Appendix A for a list of the BRAC MILCON projects associated with the closure of NS Charleston. No other MILCON projects were in the FY 1995 BRAC budget to support the closure of NS Charleston.

For this report we reviewed the supporting documentation for the following realignment projects:

- P-053T, "Construction Battalion Unit Operations Facility,"
- P-054T, "Mine Recovery Operations and Support Facility,"
- P-364T, "Cargo Handling Training and Vehicle Maintenance Facility,"
- P-867T, "Operations Building Addition and Alterations," and
- P-868T, "Access Road and Bridge Replacement."

**Audit Standards, Potential Benefits, and Locations.** This economy and efficiency audit was made from May through September 1994 in accordance with auditing standards issued by the Comptroller General of the United States as implemented by the Inspector General, DoD. Accordingly, we included tests of internal controls considered necessary. The audit did not rely on computer-processed data or statistical sampling procedures. See Appendix D for the potential benefits resulting from audit. Appendix E lists the organizations visited or contacted during the audit.

## Internal Controls

**Internal Controls Reviewed.** The audit reviewed internal controls over validating BRAC MILCON requirements for five BRAC MILCON projects associated with the closure and realignment of NS Charleston. Specifically, we reviewed Navy policy and procedures for planning, programming, budgeting, and documenting BRAC MILCON requirements applicable to the five realignment projects. We examined Navy procedures for identifying and correcting inaccurate BRAC MILCON project estimates.

No material internal control weaknesses were identified during our examination of the documentation used to support the requirements for the five projects. Navy implementation of the DoD Internal Management Control Program at the requesting activities was effective to ensure that the internal control procedures were adequate to accurately plan and program the BRAC MILCON projects associated with the realignments. Because the requesting activities based the projects on valid requirements, we did not test the adequacy of internal controls as implemented by the Commander In Chief, Atlantic Fleet.

## **Prior Audits and Other Reviews**

Since 1991, numerous audit reports have addressed DoD BRAC issues. Appendix B lists selected DoD and Navy BRAC reports.

## **Part II - Finding and Recommendations**

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## **Adequacy of Reviews of Revised Project Plans**

Navy planning officials did not decrease the funding for project P-054T, "Mine Recovery Operations and Support Facility," to correspond with changes in realignment decisions for the Mobile Mine Assembly Group, Unit 11 (Unit 11), NS Annex Charleston. Funding did not decrease because the Navy BRAC MILCON process did not have provisions for reevaluating project funding requirements when realignment decisions change. Therefore, the funding for project P-054T, totaling \$1.5 million, was originally overstated by \$906,000. However, since the issuance of the draft report, the Navy decided to relocate all functions for the Mobile Mine Assembly Group to the Naval Weapons Station Charleston. As a result, funding for project P-054T should be reduced by \$377,000.

### **Background**

The 1993 Commission recommended closing NS Charleston and relocating its major tenants to various other military installations. To provide adequate facilities at the receiving installations, the Navy proposed eight BRAC MILCON projects (Appendix A). The Navy proposed five BRAC MILCON projects to provide facilities for the realignment of the Mobile Mine Assembly Group, Mine Recovery Department (MRD); the Naval Security Group Activity Northwest; the Naval Construction Battalion Unit 412; and the Naval Reserve Readiness Command Region 7. Appendix C provides a summary of the five projects.

Navy planning officials applied the criteria in Naval Facilities Engineering Command Publication P-80, "Facility Planning Criteria for Navy and Marine Corps Shore Installations," October 1982, to the functions being realigned to determine the facility requirements and scope of each proposed project.

### **Project P-054T, "Mine Recovery Operations and Support Facility," Planning**

The initial project was valid and supported with documented requirements. However, planning officials did not decrease the funding for project P-054T after deciding to remove from the project the Unit 11 requirements to realign the MRD. The project was justified based on valid documented requirements. Project planners determined the facility requirements and project scope in accordance with future personnel ceilings, space needed for equipment, and the workload that would have been realigned if Unit 11 requirements remained.

## **BRAC MILCON Procedures to Reevaluate Project Funding**

The Navy BRAC MILCON process did not include adequate procedures for reevaluating project funding requirements when the realignment decisions change. The BRAC MILCON process is accomplished in a short time frame when compared with the normal MILCON process. The time frames for programming and funding BRAC projects do not always allow planning officials the opportunity to adjust project funding to reflect the most recent realignment decisions.

## **Revised Realignment Funding**

The Navy did not decrease the budget estimate to reflect the savings to be realized by the decision to leave Unit 11 at NS Annex Charleston and by the reuse of existing facilities by MRD at the Naval Weapons Station Charleston. The Navy revised project P-054T in April 1994 after the initial DD Form 1391 was submitted to the Comptroller of the Navy for inclusion in the FY 1995 BRAC MILCON budget. The revision increased the initial requirement from new construction of a 6,000-square-foot facility, estimated to cost \$810,000, at NS Ingleside for MRD, to a renovation project, estimated to cost about \$1.5 million, at the Naval Weapons Station Charleston. Planning officials justified the increased funding by including the facility requirements for moving Unit 11 from the NS Annex Charleston to the Naval Weapons Station Charleston. Later, the Navy decided to leave Unit 11 at the NS Annex Charleston, as a tenant of Charleston Air Force Base, and to renovate existing facilities at the Naval Weapons Station Charleston for the MRD realignment. Renovation of the facilities for the MRD realignment was originally estimated to cost only \$574,200. As a result, project P-054T was overstated by \$906,000. However, management comments to a draft of this report state that the Air Force reached a significant decision regarding continued presence of Unit 11 at the NS Annex Charleston. As a result of the Air Force decision, the Navy will relocate all functions of the Mobile Mine Assembly Group to the Naval Weapons Station Charleston. Therefore, BRAC funding for project P-054 is now overstated by \$377,000.

## **Recommendations, Management Comments, and Audit Response**

**Revised Recommendation.** As a result of the Navy comments, we revised Recommendation 2. to change the amount of the recommended funding reduction for project P-054T.

## Adequacy of Reviews of Revised Project Plans

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**1. We recommend that the Commander, Mobile Mine Assembly Group, revise and resubmit project P-054T, "Mine Recovery Operations and Support Facility," to reflect only the cost of renovating the existing facilities at the Naval Weapons Station Charleston for the realignment of the Mobile Mine Assembly Group, Mine Recovery Department.**

**Management Comments.** The Navy concurred with the recommendation and agreed to revise project P-054T to reflect only the valid cost for relocating MRD.

**Audit Response.** The action proposed by the Navy met the intent of the recommendation and no additional comments are required.

**2. We recommend that the Comptroller of the Navy reduce the base realignment and closure military construction funding for project P-054T, "Mine Recovery Operations and Support Facility," by \$377,000.**

**Management Comments.** The Navy partially concurred with the original recommendation, stating that since submission of the original project, the Air Force reached a significant decision regarding continued presence of Unit 11 at the NS Annex Charleston. As a result of the Air Force decision, the Navy will move Unit 11 to the Naval Weapons Station Charleston. The Navy revised the scope of project P-054T to reflect valid facility requirements and reduced the project costs by \$377,000.

**Audit Response.** The action proposed by the Navy met the intent of the recommendation and no additional comments are required. Based on managements comments, the recommendation to reduce project funding by \$906,000 was changed to \$377,000. Accordingly, monetary benefits in Appendix D of this report were also reduced to \$377,000. The complete text of management comments is in Part IV.

## **Part III - Additional Information**

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## Appendix A. Base Realignment and Closure Military Construction Projects Reviewed

<u>Gaining Location</u>	<u>Project</u>	<u>Project Title</u>	<u>Amount</u> (millions)
NS Ingleside	P-045T	Training Facility	\$ 2.8
NS Ingleside	P-049T	Mine Warfare Training School	4.2 <sup>1</sup>
Naval Submarine Base Kings Bay	P-053T	Construction Battalion Unit Operations Facility	1.7
NS Ingleside	P-054T	Mine Recovery Operations and Support Facility	0.8 <sup>2</sup>
Naval Weapons Station Charleston	P-364T	Cargo Handling Training and Vehicle Maintenance Facility	1.4
NS Ingleside	P-401T	Advanced Fire Fighting Training Facility	12.0
Naval Security Group Activity Northwest, Chesapeake	P-867T	Operations Building Addition and Alterations	2.8
Naval Security Group Activity Northwest, Chesapeake	P-868T	Access Road and Bridge Replacement	<u>0.7</u>
Total			<u>\$26.4</u>

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<sup>1</sup>The requirements for project P-049T were consolidated with the requirements for project P-045T.

<sup>2</sup>Project P-054T was revised from a new construction project at NS Ingleside to provide facilities for MRD to a renovation project at the Naval Weapons Station Charleston to include the requirements for realigning Unit 11 from the NS Annex Charleston. The revised project scope increased the estimated cost of the project to \$1.5 million. However, when the Navy decided not to realign Unit 11, the project cost estimate was not adjusted to reflect the decision. The estimated cost to renovate the facility at the Naval Weapons Station Charleston for MRD is \$574,200.



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## Appendix B. Summary of Prior Audits and Other Reviews

### Inspector General, DoD

<u>Report No.</u>	<u>Report Title</u>	<u>Date</u>
95-051	Defense Base Realignment and Closure Budget Data for Closing Mare Island Naval Shipyard, California, and Realigning Projects to Various Sites	December 9, 1994
95-041	Defense Base Realignment and Closure Budget Data for the Closure of Marine Corps Air Stations El Toro and Tustin, California, and the Realignment to Naval Air Station Miramar, California	November 25, 1994
95-039	Defense Base Realignment and Closure Budget Data for Naval Air Station Miramar, California, Realigning to Naval Air Station Fallon, Nevada	November 25, 1994
95-037	Realignment of the Fleet and Mine Warfare Training Center from Naval Station Charleston, South Carolina, to Naval Station Ingleside, Texas	November 23, 1994
95-029	Defense Base Realignment and Closure Budget Data for Naval Air Station Miramar, California, and Realigning Projects to Various Sites	November 15, 1994
95-010	Defense Base Realignment and Closure Budget Data for Marine Corps Air Station Tustin, California, and Realignment to Marine Corps Air Station Camp Pendleton, California	October 17, 1994
94-179	Defense Base Realignment and Closure Budget Data for McGuire Air Force Base, New Jersey; Barksdale Air Force Base, Louisiana; and Fairchild Air Force Base, Washington	August 31, 1994

## Appendix B. Summary of Prior Audits and Other Reviews

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### Inspector General, DoD (cont'd)

<u>Report No.</u>	<u>Report Title</u>	<u>Date</u>
94-146	Defense Base Realignment and Closure Budget Data for Closing Naval Air Station Cecil Field, Florida, and Realigning Projects to Various Sites	June 21, 1994
94-141	Defense Base Realignment and Closure Budget Data for Naval Air Stations Dallas, Texas, and Memphis, Tennessee, Realigning to Carswell Air Reserve Base, Texas	June 17, 1994
94-127	Defense Base Realignment and Closure Budget Data for the Realignment of the Defense Personnel Support Center to the Naval Aviation Supply Office Compound in North Philadelphia, Pennsylvania	June 10, 1994
94-126	Defense Base Realignment and Closure Budget Data for the Closure of Naval Air Station Glenview, Illinois, and Realignment Projects at Fort McCoy, Wisconsin, and Carswell Air Reserve Base, Texas	June 10, 1994
94-125	Defense Base Realignment and Closure Budget Data for the Naval Medical Center Portsmouth, Virginia	June 8, 1994
94-121	Defense Base Realignment and Closure Budget Data for Naval Air Technical Training Center, Naval Air Station Pensacola, Florida	June 7, 1994
94-109	Quick-Reaction Report on the Audit of Defense Base Realignment and Closure Budget Data for Naval Training Center Great Lakes, Illinois	May 19, 1994
94-108	Quick-Reaction Report on the Audit of Defense Base Realignment and Closure Budget Data for Naval Station Treasure Island, California	May 19, 1994
94-107	Griffiss Air Force Base, New York, Defense Base Realignment and Closure Budget Data for Military Construction at Other Sites	May 19, 1994

## Appendix B. Summary of Prior Audits and Other Reviews

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### Inspector General, DoD (cont'd)

<u>Report No.</u>	<u>Report Title</u>	<u>Date</u>
94-105	Defense Base Realignment and Closure Budget Data for a Tactical Support Center at Naval Air Station Whidbey Island, Washington	May 18, 1994
94-104	Defense Base Realignment and Closure Budget Data for the Defense Contract Management District-West	May 18, 1994
94-103	Air Force Reserve 301st Fighter Wing Covered Aircraft Washrack Project, Carswell Air Reserve Base, Texas	May 18, 1994
94-040	Summary Report on the Audit of Defense Base Closure and Realignment Budget Data for FYs 1993 and 1994	February 14, 1994
93-100	Summary Report on the Audit of Defense Base Closure and Realignment Budget Data for Fiscal Years 1992 and 1993	May 25, 1993

### Naval Audit Service

041-S-94	FY 1995 Military Construction Projects From Decisions of 1993 Base Closure and Realignment Commission	April 15, 1994
023-S-94	Military Construction Projects Budgeted and Programmed for Bases Identified for Closure or Realignment	January 14, 1994
028-C-93	Implementation of the 1993 Base Closure and Realignment Process	March 15, 1993

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## Appendix C. Summary of Base Realignment and Closure Projects

**Project P-053T.** This project is for construction of a new 14,426-square-foot facility at Naval Submarine Base Kings Bay for Construction Battalion Unit 412 operations. The project is estimated to cost \$1.7 million. Naval Construction Battalion Unit 412 currently occupies a 14,712-square-foot facility at NS Charleston. Naval Submarine Base Kings Bay does not have facilities to accommodate the Naval Construction Battalion Unit 412 requirement. The project is appropriately based on criteria established in Naval Facilities Engineering Command Publication P-80.

**Project P-054T.** The initial project was for the construction of a 6,000-square-foot facility at NS Ingleside, estimated to cost \$810,000, for the realignment of Mobile Mine Assembly Group, MRD. The project was revised in April 1994 to renovate existing space at the Naval Weapons Station Charleston for the MRD and Unit 11. The estimated cost of the revised project was \$1.5 million. However, after the project was revised to include the facility requirements for Unit 11, the Navy decided to leave Unit 11 at NS Annex Charleston as a tenant of Charleston Air Force Base. Project planners based the initial project requirements on the basic facility requirements for the MRD operation and training mission. However, planning officials that revised the project appropriately increased the basic facility requirements to include Unit 11 but failed to reduce the project estimate to reflect the decision to leave Unit 11 at the NS Annex Charleston as a tenant of Charleston Air Force Base. As a result of the Air Force decision, the Navy will relocate all functions of the Mobile Mine Assembly Group to the Naval Weapons Station Charleston. The estimated cost of the revised project is \$1.1 million.

**Project P-364T.** This project, estimated to cost \$1.4 million, is for new construction of a 13,370-square-foot facility at the Naval Weapons Station Charleston. The space requirements will provide a readiness support site, including a training building and a vehicle maintenance facility, for Naval Reserve Readiness Command Region 7. Planning officials appropriately justified and supported the project by applying Naval Facilities Engineering Command Publication P-80 criteria to the equipment requirements and the number of reserve and active duty personnel assigned to Naval Reserve Cargo Handling Battalion 4.

**Project P-867T.** This project, estimated to cost \$2.8 million, is for construction of a 13,500-square-foot addition to the Circular Display Antenna Array at the Naval Security Group Activity Northwest. This facility will provide sensitive compartmented information space for 67 people and for electronic equipment, and will contain space to support communications equipment associated with a Communication Laboratory, Receiver Laboratory, and Technical Library. The project planning officials properly used baseloading, workload, equipment, and security requirements to justify the scope of the project.

## **Appendix C. Summary of Base Realignment and Closure Projects**

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**Project P-868T.** This project is for replacing a bridge on the access road to the Naval Security Group Activity Northwest. The estimated cost for replacing the bridge is \$726,000. Justification for the project is based on the requirement to support a 40-ton mobile communication tractor that the Naval Security Group Activity Charleston will relocate to Naval Security Group Activity Northwest, as a result of the realignment. The capacity of the existing bridge is 20 tons and will not safely support the mobile communication tractor. Planning officials adequately supported the project with an evaluation provided by the Federal Highway Administration.

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## **Appendix D. Summary of Potential Benefits Resulting From Audit**

<b>Recommendation Reference</b>	<b>Description of Benefit</b>	<b>Amount and/or Type of Benefit</b>
1.	Economy and Efficiency. Revises BRAC MILCON estimate based on requirement.	Monetary benefits are identified in Recommendation 2.
2.	Economy and Efficiency. Revises and resubmits project based on BRAC requirement.	FY 1995 Base Closure Account funds of \$377,000 put to better use.

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## **Appendix E. Organizations Visited or Contacted**

### **Office of the Secretary of Defense**

Office of the Under Secretary of Defense for Acquisition and Technology,  
Washington, DC

Office of the Under Secretary of Defense (Comptroller), Washington, DC

### **Department of the Navy**

Chief of Naval Operations, Washington, DC

Deputy Chief of Naval Operations (Logistics), Washington, DC

Office of the Comptroller of the Navy, Washington, DC

Atlantic Fleet, Norfolk, VA

Naval Base Charleston, SC

Naval Station Charleston, SC

Naval Submarine Base Kings Bay, GA

Naval Weapons Station Charleston, SC

Naval Reserve Force, New Orleans, LA

Naval Reserve Readiness Command Region 7, Charleston, SC

Naval Reserve Cargo Handling Battalion 4, Charleston, SC

Mine Warfare Command, Corpus Christi, TX

Mobile Mine Assembly Group, Charleston, SC

Mobile Mine Assembly Group, Mine Recovery Department, Charleston, SC

Mobile Mine Assembly Group Unit 11, North Charleston, SC

Naval Facilities Engineering Command, Alexandria, VA

Atlantic Division, Norfolk, VA

Southern Division, North Charleston, SC

Naval Sea Systems Command, Washington, DC

Naval Surface Warfare Center, Indian Head, MD

Naval Security Group Command, Washington, DC

Naval Security Group Activity Charleston, SC

Naval Security Group Activity Northwest, Chesapeake, VA

Naval Construction Battalion Unit 412, Charleston, SC

Naval Audit Service, Arlington, VA

### **Other Government Agencies**

General Accounting Office, Washington, DC

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## **Appendix F. Report Distribution**

### **Office of the Secretary of Defense**

Under Secretary of Defense for Acquisition and Technology  
Assistant Secretary of Defense (Economic Security)  
Deputy Assistant Secretary of Defense (Economic Reinvestment and Base  
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Assistant Secretary of the Navy (Financial Management)  
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Commander In Chief, U.S. Atlantic Fleet  
Commander, Naval Base Charleston  
Commanding Officer, Naval Station Charleston  
Commanding Officer, Naval Submarine Base Kings Bay  
Commanding Officer, Naval Weapons Station Charleston  
Commander, Naval Reserve Force  
Commander, Naval Reserve Readiness Command Region 7  
Commander, Mine Warfare Command  
Commanding Officer, Mobile Mine Assembly Group  
Commanding Officer, Mobile Mine Assembly Group, Mine Recovery  
Department  
Commanding Officer, Mobile Mine Assembly Group Unit 11  
Commander, Naval Facilities Engineering Command  
Atlantic Division  
Southern Division  
Commander, Naval Security Group Command  
Commanding Officer, Naval Construction Battalion Unit 412  
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## **Department of the Air Force**

Auditor General, Department of the Air Force

## **Defense Organizations**

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Director, National Security Agency  
Inspector General, Central Imagery Office  
Inspector General, National Security Agency  
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## **Non-Defense Federal Organizations and Individuals**

Office of Management and Budget  
Technical Information Center, National Security and International Affairs Division,  
General Accounting Office

Chairman and Ranking Minority Member of Each of the Following Congressional  
Committees and Subcommittees:

Senate Committee on Appropriations  
Senate Subcommittee on Defense, Committee on Appropriations  
Senate Committee on Armed Services  
Senate Committee on Governmental Affairs  
House Committee on Appropriations  
House Subcommittee on National Security, Committee on Appropriations  
House Committee on Government Reform and Oversight  
House Subcommittee on National Security, International Affairs, and Criminal  
Justice, Committee on Government Reform and Oversight  
House Committee on National Security  
Honorable Paul Coverdell, U.S. Senate  
Honorable Ernest Hollings, U.S. Senate  
Honorable Sam Nunn, U.S. Senate  
Honorable Charles Robb, U.S. Senate  
Honorable Strom Thurmond, U.S. Senate  
Honorable John Warner, U.S. Senate  
Honorable Jack Kingston, U.S. House of Representatives  
Honorable Mark Sanford, U.S. House of Representatives  
Honorable Norman Sisisky, U.S. House of Representatives

## **Part IV - Management Comments**

# Department of the Navy Comments



DEPARTMENT OF THE NAVY  
OFFICE OF THE ASSISTANT SECRETARY  
(INSTALLATIONS AND ENVIRONMENT)  
1000 NAVY PENTAGON  
WASHINGTON, D.C. 20350-1000

18 January 1995

MEMORANDUM FOR THE DEPARTMENT OF DEFENSE ASSISTANT INSPECTOR  
GENERAL FOR AUDITING

Subj: DODIG DRAFT QUICK-REACTION REPORT ON THE AUDIT OF  
DEFENSE BASE CLOSURE AND REALIGNMENT BUDGET DATA FOR  
CLOSING NAVAL STATION CHARLESTON, SOUTH CAROLINA, AND  
REALIGNING PROJECTS TO VARIOUS SITES (PROJECT NO.  
4CG-5008.17)

Ref: (a) DODIG memo of 9 Nov 1994

I am responding to the draft quick-reaction audit report forwarded by reference (a), concerning base closure and realignment budget data for the Naval Station Charleston, South Carolina, realigning projects at various sites. The Department of the Navy response is provided as TAB (A). We concur with draft audit recommendations.

A handwritten signature in black ink, appearing to read "Duncan Holaday".

DUNCAN HOLADAY  
Deputy Assistant Secretary  
(Installations and Facilities)

Copy to:  
NAVINGEN  
NAVCOMPT (NCB-53)

TAB (A) - DON Response to Draft Quick-Reaction Audit Report

DEPARTMENT OF THE NAVY

TO

DODIG PROPOSED AUDIT REPORT OF NOVEMBER 9, 1994

ON

DEFENSE BASE REALIGNMENT AND CLOSURE BUDGET DATA FOR CLOSING  
NAVAL STATION CHARLESTON, SOUTH CAROLINA AND REALIGNING PROJECTS  
TO VARIOUS SITES (PROJECT NO. 4CG-5008.17)

Finding A: Navy planning officials did not decrease the funding for project P-054T, "Mine Recovery Operations and Support Facility," to correspond with the decision to leave the Mobile Mine Assembly Group, Unit 11, at the NS Annex Charleston. Funding did not decrease because the Navy BRAC MILCON process did not have provisions for reevaluating project funding requirements when realignment decision change. As a result, the funding for project P-054T, totaling \$1.5 million, is overstated by \$906,000.

Recommendation A-1:

We recommend that the Commander, Mobile Mine Assembly Group, revise and resubmit project P-054T, "Mine Recovery Operations and Support Facility," to reflect only the cost of renovating the existing facilities at the Naval Weapons Station Charleston for the realignment of the Mobile Mine Assembly Group, Mine Recovery Department.

Project No: P-054T

Description: Mine Recovery Operations and Support Facility

Location: Naval Weapons Station, Charleston, South Carolina

DON Position:

Concur: Southern Division Naval Facilities Engineering Command, Charleston, South Carolina is revising BRACON project, P-054T to reflect only the cost of relocating Mine Recovery Department (MDR) from Naval Station, Charleston to Naval Weapons Station, Charleston. Project was submitted to Commander, Naval Facilities Engineering Command 15 December 1994.

Recommendation 2:

We recommend that the Comptroller of the Navy reduce the base realignment closure military construction funding for project P-054T, "Mine Recovery Operations and Support Facility," by \$906,000.

Revised.

## Department of the Navy Comments

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### DON Position:

Partially Concur: Funding for the revised project can be reduced \$377,000, not the \$906,000 claimed in audit. Since submission of the original project, a significant decision was reached by the U.S. Air Force regarding continued presence of MOMAG 11 at the Naval Station Annex. The U.S. Air Force has determined that there will be no facilities available for MOMAG 11 to use. Based on this, a new facility, building 3817, at the Naval Weapons Station, Charleston has been selected to house all of the MOMAG functions. The attached U.S. Air Force 437th AW/CC Charleston AFB letter dated October 11, 1994. explains their decision.

Space requirements for Mine Recovery Department (MRD) have been revalidated, Building 3817 will meet their needs. This space will allow them to continue their pre-BRAC functions while taking on increased mission support functions (i.e., boat repair and repair storage) which accrue to the MRD because of the loss of fleet support with the closure of SIMA Charleston and FISC Charleston. To accomplish this increased mission support, MRD has been authorized four extra billets. The attached letter from the Commanding Officer, MOMAG 11, Charleston, SC dated 7 May 93 details their new missions. Additionally, the attached BFR indicates the new requirements for the project.

The revised scope of P-054T is expected to look like the following:

Revised P-054T	
Alternations and Repairs to bldg 3817	\$675,000
Install Fender System to pier	\$216,000
Construct Staging area	<u>\$100,000</u>
Subtotal	\$991,000
Cont. @ 5% & SIOH	<u>\$112,000</u>
Total Project Cost	\$1,103,000

Based on the above, BRACON project P-054T was reduced by \$377,000 to a new total of \$1,103,000. Due to the BRAC timeline required for Naval Station Charleston, we will maintain its current (FY1995) execution schedule.

**MRD ASSETS:**

NS 7 @ NAVSTA Charleston       $3,774 \text{ gsf} / 1.33 = 2,837 \text{ nsf}$

3 ea MILVANS used for storage, and small shop work       $= 3,500$

Remaining shop work is done by SIMA Charleston. (Next door to MRD)  
Equivalent SIMA shop space belonging to NAVSTA is 1737 nsf

Therefore, existing assets should be:       $2,837 + 3,500 + 1,737 = 8,074 \text{ nsf}$  or  
approximately  $8,074 \times 1.33 = 10,738 \text{ gsf}$

say 11,000 gsf

**MRD REQUIREMENTS:**

MOMAG letter of 7 May 1993 with shops calculation is attached

MRD has a requirement of:

Shops - 1,737 nsf  
Storage - 3,500 nsf  
Admin - 4,426 nsf

Total       $9,663 \text{ nsf}$  or  $9,663 \times 1.33 \text{ (net to gross)} = 12,851 \text{ gsf}$

## Department of the Navy Comments

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### SHOPS

#### Engine Shop -

Workbenches - 2 @ 4' x 8' (7'x11")	= 2 x 77	= 144 nsf
Engine stand - 10' x 10' (13' x 13')		= 169 nsf
Outboard engine stand 4'x8' (7' x 11')		= 77 nsf
Outboard engine test tank 4'x8' (7' x 11')		= 77 nsf
Tool storage rack 2' x 4' (5' x 7')		= 55 nsf
Parts storage locker 2 @ 1.5' x 3' (5' x 6')		= 30 nsf
Total		= 532 nsf

#### Electrical Maintenance Shop -

Workbenches - 2 @ 4' x 8' (7'x11")	= 2 x 77	= 144 nsf
Parts shelves 10 @ 1.5' x 8' (4' x 11')	= 10 x 44	= 440 nsf
Parts storage lockers 2@ 1.5' x 3' (4'x7")	= 2x28	= 56 nsf
Storage Cabinet 3' x 3' (6' x 6')		= 36 nsf
Drill press (6' x 6')		= 36 nsf
Table saw 20'L x 10' W		= 200 nsf
Band saw (6' x 6')		= 36 nsf
Total		= 948 nsf

#### Electrical Shop -

Workbench - 1 @ 4' x 8' (7'x11")	= 1 x 77	= 77 nsf
Bulkhead shelving 10' High 1.5' x 8' (4' x 11')		= 44 nsf
Parts / Equipment Cabinet 3' x 3' (6' x 6')		= 36 nsf
Total		= 157 nsf

#### Security Cage -

For high cost pilferable / test equipment	10' x 10'	= 100 nsf
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Total shop space = 532 + 948 + 157 + 100 = 1737 nsf



DEPARTMENT OF THE AIR FORCE  
HEADQUARTERS 437TH AIRLIFT WING (AMCI)

11 Oct 94

MEMORANDUM FOR COMMANDING OFFICER, SOUTHERN DIVISION  
Naval Facilities Engineering Command  
2155 Eagle Drive, P.O. Box 190010  
North Charleston SC 29419-9010

FROM: 437 AW/CC  
102 East Hill Blvd, Suite A  
Charleston AFB SC 29404-5004

SUBJECT: 437th Airlift Wing Position on Acquisition of Naval Marina and Naval Station  
Annex

1. Reference your 19 Sep 1994, 11011, Code 24ERN letter, same subject.

2. With regard to the 185 acres of land and Marina, we reaffirm our interest specifically in the Marina. We believe there is a significant military active duty, reserve, and retired population in the Charleston area that uses this facility and would view its loss as a serious erosion of benefits. However, consistent with the Charleston Naval Base Redevelopment Authority's non-support of sole Air Force ownership, we would propose joint Air Force-local government ownership, operation, or cooperative agreement. Such an arrangement should preserve some degree of preferential fees and access to the facility for eligible military patrons.

3. With regard with the Naval Station Annex, we again reaffirm our interest. We understand the Marine Corps Reserve unit has asked for independent, i.e., non-tenant, ownership of the property it currently occupies. Should a decision be made to subdivide the property amongst several owners, we would want to acquire only Building 2536 and approximately 18 acres of land adjacent to the building, as shown on the attachment marked in red. If this option is not acceptable, then our second position would be to acquire Building 2536 along with all annex lands, minus the Marine Corps Reserve property, and all structures with the following stipulations:

- a. No tenants would remain on the property.
- b. All ground-level and above environmental restitutions would be funded prior to transfer. As we understand, subsurface environmental responsibilities will be determined through a separate Air Force-Navy agreement.

AMC--GLOBAL REACH FOR AMERICA

ENCLOSURE (1)



## Department of the Navy Comments

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4. Our acquisition of these properties is contingent on Command and Department of the Air Force approval. Mr. Ray Reeves, 566-4972, is our point of contact for this issue.

*Walter S. Hogle*

WALTER S. HOGLE, JR.  
Brigadier General, USAF  
Commander

Attachment:  
Charleston Naval Station Annex Map

cc: 21 AF/CC  
HQ AMC/CE/SV



DEPARTMENT OF THE NAVY  
COMMANDER MOBILE MINE ASSEMBLY GROUP  
CHARLESTON, S.C. 29418-6171


IN REPLY REFER TO:  
11000  
Ser 00/ 354  
7 May 93

From: Commander, Mobile Mine Assembly Group  
To: Southern Divisional Naval Facilities Engineering Commands, Charleston,  
SC (Code 201)

Encl: (1) Basic Facility Requirement (BFR) for Mobile Mine Assembly Group,  
Mine Recovery Department

Subj: FORWARDING OF BASIC FACILITY REQUIREMENT (BFR) FOR COMMANDER, MOBILE  
MINE ASSEMBLY GROUP, MINE RECOVERY DEPARTMENT

1. Enclosure (1) is forwarded for appropriate action.
2. Point of contact is CNO3 Dubois or MNC Perry, (DSN) 563-4143, (COMM) 803-743-4143.

  
K. L. VANOURNEY  
Acting

Copy to:  
CMAC (N8)

ENCLOSURE (2)

## Department of the Navy Comments

**BFR: COMMANDER MOBILE MINE ASSEMBLY GROUP, MINE RECOVERY DEPARTMENT**

NAVAL STATION	UIC	CAT CODE	REQUIREMENT GSF	DESCRIPTION	DATE
INGLESIDE					
TENANT	39715	E00	11,460	Let 20	
COMOMAG	66635	610-10	18,153.46	COMMANDER, MOBILE MINE ASSEMBLY GROUP, MINE RECOVERY DEPARTMENT	930505
MRD		151-20	500 LFT		
		252-40	1,000 GSF		
		141-10	3,100 GSF		

### 1.0 FUNCTIONS TO BE ACCOMMODATED

**COMMANDER MOBILE MINE ASSEMBLY GROUP (COMOMAG) MINE RECOVERY DEPARTMENT (MRD):** COMOMAG's MRD is responsible for the recovery of U.S. Navy exercise and training underwater mines. MRD performs the following tasks:

- Mine laying and recovery (minefield maintenance) for exercises, mine readiness and certification inspections (MRCI's), weapons and evaluation testing, as well as oceanographic research and development for a variety of warfare applications.
- Platform support (test bed)/Command and control center during exercises, equipment/weapon evaluation and research and development.
- Logistical support to area and visiting commands as carrier of equipment and supplies including weapon transfers between units/commands, as well as escort and target services for a variety of commands.
- Personnel/package transport to anchorage's, sea buoy and magnetic silencing facility.
- Provide ET mine recovery for In-water reliability (IRE) , Mine Readiness Certification Inspection (MRCI) program and countermeasures refresher training, Fleet exercise and mine laying on the Atlantic coast.

### 2.0 SPACE REQUIREMENTS

In support of the above function, office space is required for Mine Recovery Officer (MRO), Assistant Mine Recovery Officer (AMRO), Administrative, Logistics, Supply Storage areas, Engineering Office, LCU Office, LCM Office, Conference Room, Quarter-deck, and pier berthing space for the following small craft: PL, LCM, and LCU. A more comprehensive analysis of space requirements for these areas is detailed within the BFR. Requirements were derived using criteria specified in NAVFACINST 11010.44 and NAVFAC P-80.

OFFICE SPACE REQUIRED GSF	10,000	
STORAGE SPACE REQUIRED GSF	5003.46	5410
TOTAL SPACE REQUIRED GSF	12,160	2400
	18,153.46	CCN 610-10

PIER SPACE LINEAR FOOT	500	CCN 151-20
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### 2.1 MINE RECOVERY OFFICER'S OFFICE

An office space is needed to provide workspace for the Mine Recovery Officer of COMMANDER, MOBILE MINE ASSEMBLY GROUP.

#### PERSONNEL REQUIREMENTS

PERSONNEL	ALLOWANCE (NSF)	SQUARE FEET
1	130	130
Net to Gross Conversion Factor		1.25
TOTAL GSF REQUIRED		162.50

**FREE STANDING EQUIPMENT**

ITEM	QTY	FOOTPRINT DIMS	WORK AREA DIMS	QS FT
Safe	1	2.0 X 3.2	2.0 X 3.0	✓12.40
Chair--	2	2.6 X 2.8	2.6 X 3.0	30.16 ---
Coffee Table	1	2.2 X 4.0	2.2 X 4.0	17.60 ---
Bookcase	1	1.5 X 4.0	2.0 X 4.0	14.00 ---
End Table	2	2.7 X 2.2	2.0 X 2.0	19.88 ---
Couch	1	6.0 X 3.0	6.0 X 3.0	36.00 ---
Credenza	1	2.0 X 5.0	2.0 X 5.0	20.00 ---
<b>TOTAL NSF</b>				150.04
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				187.55
<b>PERSONNEL REQUIREMENT</b>				162.50
<b>TOTAL GSF REQUIRED FOR MINE RECOVERY OFFICER</b>				350.05

130  
+ 12.4  
-----  
142.4 ✓

**2.2 ASSISTANT MINE RECOVERY OFFICER'S OFFICE**

An office space is needed to provide workspace for the Assistant Mine Recovery Officer.

**PERSONNEL REQUIREMENTS**

PERSONNEL	ALLOWANCE (NSF)	SQUARE FEET
1	130	✓130
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		162.50

130  
+ 12.4  
-----  
142.4 ✓

**FREE STANDING EQUIPMENT**

ITEM	QTY	FOOTPRINT DIMS	WORK AREA DIMS	SQ. FT
Safe	1	2.0 X 3.2	2.0 X 3.0	✓12.40
Chart cabinet	2	2.0 X 5.0	2.0 X 5.0	✓40.00
Chair	2	2.6 X 2.8	2.6 X 3.0	30.16 ---
Coffee Table	1	2.2 X 4.0	2.2 X 4.0	17.60 ---
Bookcase	1	1.5 X 4.0	2.0 X 4.0	14.00 ---
End Table	2	2.7 X 2.2	2.0 X 2.0	19.88 ---
Couch	1	6.0 X 3.0	6.0 X 3.0	36.00 ---
<b>TOTAL NSF</b>				170.04
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				212.55
<b>PERSONNEL REQUIREMENT</b>				162.50
<b>TOTAL GSF REQUIRED FOR ASSISTANT MINE RECOVERY OFFICER</b>				375.05

**2.3 ADMIN OFFICER'S OFFICE**

Office space is needed for the Admin Officer whose responsible for the effectiveness of administrative policies, procedures, and regulations of the command. The Admin Office will provide working space for the Administrative Division Officer, Correspondence Supervisor, Correspondence Clerk, Word Processing Clerk, TAD/ Security Clerk, and the Communications Clerk.

## Department of the Navy Comments

<b>PERSONNEL</b>	<b>ALLOWANCE (NSF)</b>	<b>SQUARE FEET</b>
1	130	130
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		162.50

130  
+ 49.6  
-----  
179.6

### FREE STANDING EQUIPMENT

<b>ITEM</b>	<b>QTY</b>	<b>FOOTPRINT DIMS.</b>	<b>WORK AREA DIMS</b>	<b>SQ. FT</b>
Safe	4	2.0 X 3.2	2.0 X 3.0	49.60
<b>TOTAL NSF</b>				49.60
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				62
<b>PERSONNEL REQUIREMENT</b>				162.5
<b>TOTAL GSF REQUIRED FOR ADMIN OFFICER</b>				224.5

### 2.4 SUPPLY OFFICER'S OFFICE

Office space is required for the Supply Officer which is responsible for budgeting, accounting, and all financial matters associated with MRD.

<b>PERSONNEL</b>	<b>ALLOWANCE (NSF)</b>	<b>SQUARE FEET</b>
1	130	130
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		162.50

### FREE STANDING EQUIPMENT

<b>ITEM</b>	<b>QTY</b>	<b>FOOTPRINT DIMS.</b>	<b>WORK AREA DIMS</b>	<b>SQ. FT</b>
Safe	1	2.0 X 3.2	2.0 X 3.0	12.40
Cabinet	10	1.5 X 2.4	1.5 X 3.0	81
Table	1	7.0 X 3.0	7.0 X 3.0	42
<b>TOTAL NSF</b>				135.4
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				169.25
<b>PERSONNEL REQUIREMENT</b>				162.5
<b>TOTAL GSF REQUIRED FOR SUPPLY OFFICER</b>				331.75

130  
+ 12.4  
+ 81  
+ 42  
-----  
265.4  
142.4

### 2.5 LCM OFFICE

An office space is needed for the planning of LCM movements, mine recovery, the upkeep of charts, PMS/status reports and personnel status of crafts.

<b>PERSONNEL</b>	<b>ALLOWANCE (NSF)</b>	<b>SQUARE FEET</b>
2	130	260
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		325

260

### 2.6 LCU OFFICE

An office space is needed for the planning of LCU movements, mine recovery the upkeep of charts, PMS/status reports, and personnel status of crafts.

PERSONNEL	ALLOWANCE (NSF)	SQUARE FEET
2	130	260
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		<b>325</b>

### 2.7 ENGINEERING OFFICE

An office space is needed for the planning and control of ship repairs, preventive maintenance, maintain all pubs, tech manuals, PMS/3M system and training.

PERSONNEL	ALLOWANCE (NSF)	SQUARE FEET
4	130	520
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		<b>650</b>

### FREE STANDING EQUIPMENT

ITEM	QTY	FOOTPRINT DIMS.	WORK AREA DIMS	SQ. FT
Cabinet	3	1.5 X 2.4	1.5 X 3.0	24.3
Chart table	1	7.0 X 3.0	7.0 X 3.0	42
<b>TOTAL NSF</b>				<b>66.3</b>
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				<b>82.88</b>
<b>PERSONNEL REQUIREMENT</b>				<b>650</b>
<b>TOTAL GSF REQUIRED FOR SUPPLY OFFICER</b>				<b>732.88</b>

### 2.8 CREW'S LOUNGE

A crew's lounge is needed for all MRD personnel to accommodate scheduled work breaks. The lounge is also required for personnel to have lunch in. MRD also maintains a 24 hour two person duty section who will use the lounge to prepare evening meals. The lounge houses a kitchenette with running water, a refrigerator and a microwave oven.

### FREE STANDING EQUIPMENT

ITEM	QTY	FOOTPRINT DIMS.	WORK AREA DIMS	SQ. FT
Chair	6	2.6 X 2.8	2.6 X 3.0	90.48
Table	1	4.6 X 2.3	4.6 X 6.0	38.18
Couch	2	6.0 X 3.0	6.0 X 3.0	72.00
Refrigerator	1	2.5 X 2.5	2.5 X 3.0	13.75
Sink/Counter	1	11.0 X 2.7	11.0 X 3.0	62.70
<b>TOTAL NSF</b>				<b>277.11</b>
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				<b>346.39</b>

### 2.9 MEN'S LOCKER ROOM

A locker room is required to allow command male personnel an area to change from civilian attire into working attire. This area will also be used as a bunk room for berthing the command's male duty section and for personnel to change clothes and shower after command directed physical fitness periods.

## Department of the Navy Comments

### FREE STANDING EQUIPMENT

ITEM	QTY	FOOTPRINT DIMS.	WORK AREA DIMS	SQ. FT
Rack	4	6.7 X 2.7	6.7 X 3.0	-152.76
Locker	35	1.5 X 2.0	1.5 X 3.0	-262.5
Shower	4	3.5 X 3.5	3.5 X 3.0	-91.00
Sink	2	2.0 X 2.0	2.0 X 2.0	-16.0
Commode	2	2.0 X 2.0	3.0 X 4.0	-32.0
Urinal	2	2.0 X 1.0	3.0 X 3.0	-22.0
<b>TOTAL NSF</b>				<b>576.26</b>
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				<b>720.33</b>

576.26

### 2.10 FEMALE LOCKER ROOM

A locker room is required to allow command female personnel an area to change from civilian attire into working attire. This area will also be used as a bunk room for berthing the command's female duty section and to change clothes and shower after command directed physical fitness periods.

### FREE STANDING EQUIPMENT

ITEM	QTY	FOOTPRINT DIMS.	WORK AREA DIMS	SQ. FT
Rack	2	6.7 X 2.7	6.7 X 3.0	-76.38
Locker	10	1.5 X 2.0	1.5 X 3.0	-75.00
Shower	4	3.5 X 3.5	3.5 X 3.0	-91.00
Sink	2	2.0 X 2.0	2.0 X 2.0	-16.0
Commode	2	2.0 X 2.0	3.0 X 4.0	-32.0
<b>TOTAL NSF</b>				<b>290.38</b>
Net to Gross Conversion Factor				1.25
<b>TOTAL GSF REQUIRED</b>				<b>362.98</b>

290.38

### 2.11 TRAINING ROOM

Space is needed to provide a classroom environment for use in professional training. In addition, training will be provided in mine familiarization to all requesting reserve and active duty personnel who have a Mine Warfare mission.

LEARNING STATIONS	NSF ALLOWANCE	SQUARE FEET
20	45	-900
Net to Gross Conversion Factor		1.33
<b>TOTAL GSF REQUIREMENT</b>		<b>1,197</b>

OK 11/15

### 2.12 QUARTER-DECK

Space is required for a quarter-deck area. This area will be manned by the duty section 24 hours for security.

PERSONNEL	ALLOWANCE (NSF)	SQUARE FEET
1	130	-130
Net to Gross Conversion Factor		1.25
<b>TOTAL GSF REQUIRED</b>		<b>162.50</b>

130

### 2.13 CONFERENCE ROOM

A conference room is required for meetings with staff/ visiting officials.

ROOM	SIZE (FT)	SQUARE FEET
1	18' X 24'	432.00
Net to Gross Conversion factor		1.25
<b>TOTAL GSF REQUIRED</b>		<b>540.00</b>

6132

### 2.14 SUPPLY STORAGE SPACE

Storage space is required for receiving, packaging, and inspection of materials to be shipped. This space will also be utilized for the storage of consumable.

ROOMS	SIZE (FT)	SQUARE FEET
3	24' X 24'	1,728
Net to Gross Conversion factor		1.25
<b>TOTAL GSF REQUIRED</b>		<b>2,160</b>

2.0 justifying

### 2.15 SECURE STORAGE COMPOUND

A secure storage compound is required for the storage of mines awaiting planting and recovered mines awaiting shipment back to a rework facility. Paved area surrounded by a security fence.

COMPOUND SIZE	SQUARE FOOT
100' X 100'	10,000

### 2.16 OFFICE SPACE REQUIREMENT SUMMARY

AREA	TOTAL GSF
142.4 MINE RECOVERY OFFICERS OFFICE	350.05
152.4 ASSISTANT MINE RECOVERY OFFICERS OFFICE	375.05
174.6 ADMIN OFFICER	224.5
142.4 SUPPLY OFFICER	331.75
200 LCM OFFICE	325
200 LCU OFFICE	325
502 ENGINEERING OFFICE	732.88
271 CREW'S LOUNGE	346.39
502 MEN'S LOCKER ROOM	720.33
290 FEMALE LOCKER ROOM	362.98
900 TRAINING ROOM	1,197
100 QUARTER-DECK	162.50
473 CONFERENCE ROOM	540.00
<b>TOTAL OFFICE SPACE</b>	<b>5993.46</b>
1720 SUPPLY STORAGE SPACE	2,160
10,000 SECURE COMPOUND	10,000
<b>TOTAL STORAGE SPACE</b>	<b>12,160</b>
<b>TOTAL OFFICE SPACE REQUIRED</b>	<b>5993.46</b>
<b>TOTAL STORAGE SPACE REQUIRED</b>	<b>12,160</b>
<b>TOTAL GSF REQUIREMENT</b>	<b>18,153.46</b>

3/39.45

10/11/14

13 people - 210 GSF

1728  
1.25  
2160



**3.0 PIER SPACE REQUIREMENT**

Pier space is required for the berthing of the following small craft: PL II, LCM and LCU.

**PIER SPACE REQUIRED      500 LINEAR FEET**



DEPARTMENT OF THE NAVY  
COMMANDER MOBILE MINE ASSEMBLY GROUP  
2536 FOURTH STREET  
N CHARLESTON, S C 29406-6171

IN REPLY REFER TO  
11000  
Ser 01/762  
09 Dec 94

From: Commander, Mobile Mine Assembly Group  
To: Inspector General, Department of Defense,  
400 Army Navy Drive, Arlington, VA 22202-2884

Subj: AUDIT OF DEFENSE BASE REALIGNMENT AND CLOSURE BUDGET  
DATA FOR CLOSING NAVAL STATION CHARLESTON, SOUTH  
CAROLINA, AND REALIGNING PROJECTS AT VARIOUS SITES  
(PROJECT NO. 4CG-5008.17)

Ref: (a) DODIG memorandum dtd 9 Nov 94

Encl: (1) Navy Response to DODIG Quick-Reaction Report

1. As requested reference (a), enclosure (1) is submitted. COMOMAG concurs with comments provided by Southern Division Naval Facilities Engineering Command. An updated project P-054T will be provided by Southern Division Naval Facilities Engineering Command no later than 15 December 1995.

2. Additionally, request correction to Appendix E, Organizations Visited or Contacted. Commander, Mobile Mine Assembly Group does not come under the command of Naval Sea Systems Command, Washington, DC but rather under Commander, Mine Warfare Command, Corpus Christi, TX. It is requested that Commander, Mine Warfare Command be added to the list "Department of the Navy."

  
K. L. VANOURNEY  
Acting

Revised  
Appendix E.

5 December, 1994

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NAVY RESPONSE TO DODIG QUICK-REACTION REPORT ON THE REALIGNMENT OF THE MINE RECOVERY OPERATIONS AND SUPPORT FACILITY AT NAVAL STATION CHARLESTON, SC, TO NAVAL WEAPONS STATION, CHARLESTON, SC (Project No. 4CG-5008.17)

The following inputs are provided in response to the issues raised in the subject report relative to BRACON P-054T.

**Finding: The requirement to revise and resubmit project P-054T:**  
**Concur.**

Southern Division Naval Facilities Engineering Command, Charleston, SC is revising BRACON project, P-054T to reflect only the cost of relocating Mine Recovery Detachment (MRD) from Naval Station, Charleston to Naval Weapons Station, Charleston. Project will be submitted NLT 15 December 1994.

**Finding: The requirement to reduce the subject project by \$906,000:**  
**Partially concur.**

The DODIG report correctly identified an overstated program amount for P-054T, caused by changing scope. With the April 1994 project submission Mobile Mine Assembly Group, Unit Eleven (MOMAG-11) was to relocate to the Naval Weapons Station (NWS). When the audit review was conducted, it appeared that MOMAG-11 could remain at its current NS Annex Charleston location. At this time, the NS Annex parcel will transfer to the Air Force and MOMAG-11 must relocate to the Naval Weapons Station; however, to a different facility with substantially less renovation costs (< \$100K) than those envisioned in the original scope.

The April 1994 BRACON project submission outlined a cost of **\$1,480,000** required to relocate the **MRD** and **MOMAG Unit 11** to the Naval Weapons Station, Charleston. The December 1994 BRACON submission will only include the MRD relocation scope and costs. (The MOMAG-11 relocation forecasted costs do not exceed the funding threshold for formal project development and submission.)

Enc1 (1)

5 December, 1994

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NAVY RESPONSE TO DODIG QUICK-REACTION REPORT ON THE REALIGNMENT OF THE MINE RECOVERY OPERATIONS AND SUPPORT FACILITY AT NAVAL STATION CHARLESTON, SC, TO NAVAL WEAPONS STATION, CHARLESTON, SC (Project No. 4CG-5008.17)

P-054T, "Mine Recovery Operations and Support Facility" remains a valid and necessary project, as revised. Space requirements for MRD have been revalidated, and Building 3817 at the Naval Weapons Station will meet their needs. This space will allow them to continue their pre-BRAC functions while taking on increased mission support functions (i.e., boat repair and repair parts storage) driven by the loss of fleet support due to the closure of SIMA Charleston and FISC Charleston. To accomplish this increased mission support, MRD has been authorized four extra billets.

The following analysis indicates the previous and current cost of the proposed relocation:

**Original P-054T MCN included the following:**

Alterations and repair to bldg. 92	= \$430,000
Construct Foundation for Storage bldg.	= 40,000
Construct Pre-Engineered Metal bldg.	= 360,000
Alterations and Repairs to bldg 3817	= <u>500,000</u>
Subtotal	= 1,330,000
Cont. @ 5% & SIOH @ 6%	= <u>150,000</u>
<b>Total Project Cost</b>	<b>= \$1,480,000</b>

**Revised P-054T MCN includes the following:**

Alterations and Repairs to bldg 3817	= \$675,000
Install Fender System to pier	= 216,000
Construct Staging area	= <u>100,000</u>
Subtotal	= 991,000
Cont. @ 5% & SIOH @ 6%	= <u>112,000</u>
<b>Total Project Cost</b>	<b>= \$1,103,000</b>

**Recommendation:** Reduce BRACON project P-054T **by \$377,000**; maintain its current (FY95) execution schedule so as not to impact the NS Charleston closure. (NOTE: Design has started (at 10%) and incorporates the revised scope as outlined above.)

Revised.

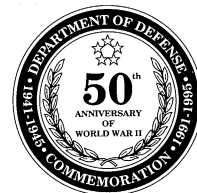
## **Audit Team Members**

This report was prepared by the Contract Management Directorate, Office of the Assistant Inspector General for Auditing, DoD.

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**INSPECTOR GENERAL**  
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March 15, 1995

**MEMORANDUM FOR ASSISTANT SECRETARY OF THE NAVY (FINANCIAL  
MANAGEMENT)**

**SUBJECT: Audit of Defense Base Realignment and Closure Budget Data for Closing  
Naval Station Charleston, South Carolina, and Realigning Projects at  
Various Sites (Report No. 95-150)**

We are providing this audit report for your information and use. This audit was required by Public Law 102-190, "National Defense Authorization Act for Fiscal Years 1992 and 1993," December 5, 1991. Comments on a draft of this report were considered in preparing the final report. This report is one in a series of reports about FYs 1994 and 1995 base realignment and closure military construction costs. The report discusses the closure of Naval Station Charleston, South Carolina, and the realignment of dedicated personnel, equipment, and support services to other military installations.

Navy comments on a draft of this report conform to the requirements of DoD Directive 7650.3. As a result of the Navy comments, we revised one recommendation, which left no unresolved issues. Therefore, no additional comments are required.

We appreciate the courtesies extended to the audit staff. If you have any questions on this audit, please contact Mr. Wayne K. Million, Audit Program Director, at (703) 604-9312 (DSN 664-9312) or Mr. Thomas W. Smith, Audit Project Manager, at (703) 604-9243 (DSN 664-9243). The distribution of the report is listed in Appendix F. The audit team members are listed inside the back cover.

*David K. Steensma*

David K. Steensma  
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